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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE BANK OF NEW YORK MELLON AS TRUSTEE
FOR MORTGAGE EQUITY CONVERSION ASSET
TRUST 2010-1, its successors in interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF SANDRA L.
MCFADDEN; UNKNOWN HEIRS AND DEVISEES OF
JAMES E. MCFADDEN; CHRISTINE L. YATES;
MEGHAN K. MCFADDEN; UNITED STATES OF
AMERICA; STATE OF WASHINGTON; OCCUPANTS
OF THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY**

CAUSE # 15-2-06575-1 KNT

JUDGMENT RENDERED ON 10/15/2015
WRIT FOR ORDER OF SALE ISSUED:
03/16/2016
DATE OF LEVY: 03/25/2016

TO: UNKNOWN HEIRS AND DEVISEES OF SANDRA L. MCFADDEN; UNKNOWN HEIRS AND
DEVISEES OF JAMES E. MCFADDEN; CHRISTINE L. YATES; MEGHAN K. MCFADDEN;
UNITED STATES OF AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES,
(IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

24525 SOUTHEAST 156TH STREET, ISSAQUAH, WA 98027

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF;
THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 180 FEET;
THENCE SOUTH PARALLEL WITH EAST LINE OF SAID SUBDIVISION 480 FEET MORE OR
LESS, TO THE CENTER LINE OF ISSAQUAH CREEK;
THENCE EASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ISSAQUAH-HOBART ROAD BY
DEED RECORDING NUMBER 2547058.
TAX PARCEL NO.: 232306-9021-06.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: MAY 20, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$386,746.91** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **January 20, 2017.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **JANUARY 20, 2017**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
(425) 458-2121